
Site Address:	36-38 Langstone Road, Havant, PO9 1RF		
Proposal:	Single storey rear extension serving 36 Langstone Road and new roof to rear single storey areas across 36 and 38 Langstone Road.		
Application No:	APP/13/00702	Expiry Date:	18/09/2013
Applicant:	Mrs Horner	Team:	Team 1
Agent:	Ms Beck	Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Havant along Langstone Road, the main road leading onto Hayling Island. There are residential properties on both sides of the road, predominantly two stories but varying in size and design. Dwellings include terraced, semi-detached and detached properties.

The application site is made up of a pair of semi-detached dwellings with substantial rear gardens backing on to the 'Hayling Billy Line' public footpath. The dwellings are large attractive Victorian properties of brick construction with hipped slate roof. Each dwelling has a ground floor bay window at the front with centrally located shared two storey and single storey rear additions. Both properties have garaging to the side with hardstanding to the front and vehicular access onto Langstone Road.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey rear extension that will wrap around the two storey element of 36 Langstone Road. The proposal will include the replacement of the hipped roof of the existing single storey structure with a lower profile roof.

The development also shows a low brick wall to the front of the dwelling of 36 Langstone Road, however as this is under 1m in height this does not require formal approval from the planning authority as it is permitted development.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency - No objection subject to standing advice

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area
- (iv) Flood risk

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed single storey rear extension is positioned some 17m from neighbour 34 Langstone Road, with the existing extension of 38 screening the proposal from neighbour 40. This separation distance coupled with the scale of the development and existing boundary screening combine to prevent harm to neighbour amenity.

(iii) Impact on the character and appearance of the area

The development proposed relates to a single storey extension and replacement roof to the rear of 36 and 38 Langstone Road. The rear gardens for both properties are not visible from the public domain and therefore have no impact on the character and appearance of the area. Notwithstanding this the scale and design of the extension and roof alteration is in keeping with the prevailing character and appearance of the host properties and is therefore acceptable.

(iv) Flood risk

The application site is located within Flood Zones 2 and 3, the applicant has therefore completed the standard advice form for residential extensions under 250 square metres prepared by the Environment Agency. The applicant has stated on the form that the floor levels will be set no lower than the existing floor levels of the dwellings, which is also shown on the proposed elevations drawing (50.13.D30-02), and that flood resilience measures will be incorporated in the build. The development would not therefore result in unacceptable risk from flooding and would accord with the principles of policy CS15 of the Havant Borough Core Strategy Local Development Framework 2011 and that of the National Planning Policy Framework, 2012.

8 **Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area and would not result in unacceptable risk from flooding. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00702 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan - Drawing No. 50.13.D30-00
Proposed Floor Plans and Elevations - Drawing No. 50.13.D30-02

Reason: - To ensure provision of a satisfactory development.